



chartered surveyors  
and property consultants



**Alma House • High Street • Burwash • East Sussex TN19 7ET**

**For Sale - Freehold**

**Planning consent for conversion to provide a 4 bedroom family house**



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## COMMERCIAL

### Location

Burwash is an attractive historic village around 19 miles south of Tunbridge Wells and 17 miles North West of Hastings. Road access is available via the A21, approximately 4 miles to the east, though Etchingingham, around 2.5 miles along the A265. There are main line train stations at both Etchingingham and Stonegate (3 miles). Heathfield lies about 6 miles to the west.

### Situation

The property is situated in the heart of the village, directly on the High Street.

### Description

A grade II listed attached property arranged over lower ground, ground and first floors. The ground floor comprises retail space with integral stairs to both a 2 bedroom flat, and down to a lower ground floor area providing storage and ancillary office & workshop space. There are parking spaces to the rear and a courtyard garden.

### Existing Accommodation / Floor Areas

<u>Ground</u> – Shop	6.85 m (22ft 6")
Internal frontage –	8.90 m (29ft 2")
Maximum depth –	
Useable area –	<b>53.12 sq m (572 sq ft)</b>
<u>Lower Ground</u> - Ancillary	
Stores –	17.04 m
Office –	15.70m
Office / Workshop / Stores -	18.78 m
WC -	not measured
Sub Total –	<b>51.52m (555 sq ft)</b>
<u>First</u> – Flat	
Living Room – 3.47 x 4.35m	15.10m
Bedroom 1 – 3.49 x 2.71m	9.46m
Bathroom - 2.55x1.60m	4.08m
Kitchen – 3.46 x 4.43m	13.88m
Bedroom 2 – 3.53 x 3.37m	11.89m
Sub Total -	<b>54.41 sq m (586 sq ft)</b>
<b>Total net floor area</b>	<b>159.05 (1712 sq ft)</b>

### Tenancies & Income

Both the ground floor and flat are occupied and let on a short term basis, with 1 months` notice required to vacate. The combined income is £235/week.

### Planning

Planning consent and listed building consent has been granted by Rother District Council for the conversion of the property to provide a 4 bedroom dwelling over 3 floors. The references are RR/2014/2892/P & RR/2014/2893/L respectively. Plans are available on request.

### Tenure

Freehold – with vacant possession

### Guide Price

**£325,000** – subject to contract

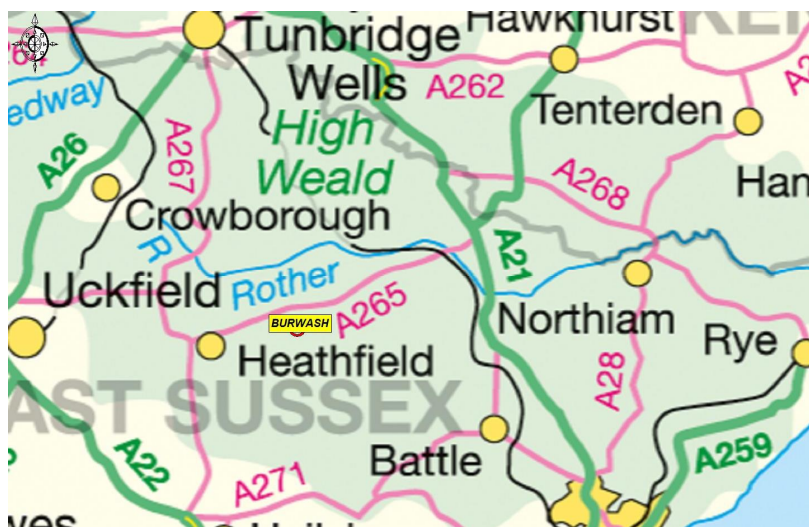
### Business Rates / Council Tax

The rateable value is £7,700 – Small Business Rates Relief will apply, subject to certain qualifying factors.

The flat is listed as Council Tax Band C.

### Viewings

Strictly by appointment through the sole agents` offices.



**Contact Rupert Farrant  
or Julie Chalmers on**

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